



# CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development  
Michael J. Kruse, Director

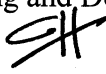
David B. Cohen  
Mayor

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Public Hearing Date: September 23, 2008  
Land Use Action Date: TBD  
Board of Aldermen Action Date: December 1, 2008  
90-Day Expiration: December 8, 2008

DATE: September 19, 2008

TO: Board of Aldermen

FROM: Michael Kruse, Director of Planning and Development  
Candace Havens, Chief Planner 

SUBJECT: #301-08 CHARLES RIVER COUNTRY CLUB petition for amendment to a special permit to replace a freestanding sign with two wall-mounted signs at 483 DEDHAM STREET, Ward 8, Oak Hill, on land known as Sec 83, Blk 36, Lot 4, containing approximately 6,446,022 sf of land in a district zoned SINGLE RESIDENCE 1.

CC: Mayor David B. Cohen

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decisionmaking process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will consider in its discussion at a subsequent working session.



I. SIGNIFICANT ISSUES FOR CONSIDERATION

In reviewing this petition, the Board should consider whether proposed signage is appropriate for the site.

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The Charles River Country Club is a large open tract of land containing approximately 148 acres located along both sides of Winchester and Nahanton Streets with its main entrance off of Deham Street at the intersection of Country Club Road. The majority of the club is located in a Single Residence 1 District (SR1), except for the portion located between Winchester Street and the Charles River, which is zoned Single Residence 3. A large Single Residence 2 District with single-family homes is immediately across Dedham Street from the proposed signs.



Dedham Street entrance and new stone walls

B. Site

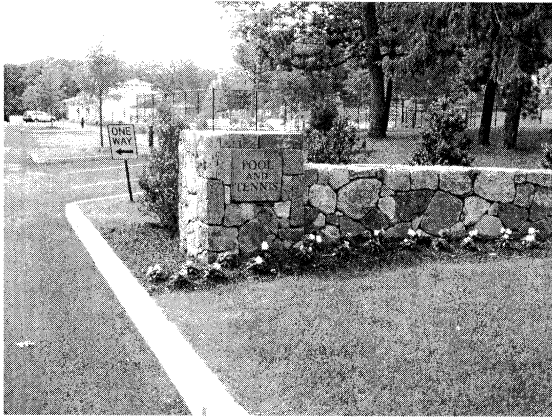
The site contains a number of recreational facilities, including an 18-hole golf course, clubhouse, six tennis courts, a swimming pool and snack bar area.

III. COMPREHENSIVE PLAN

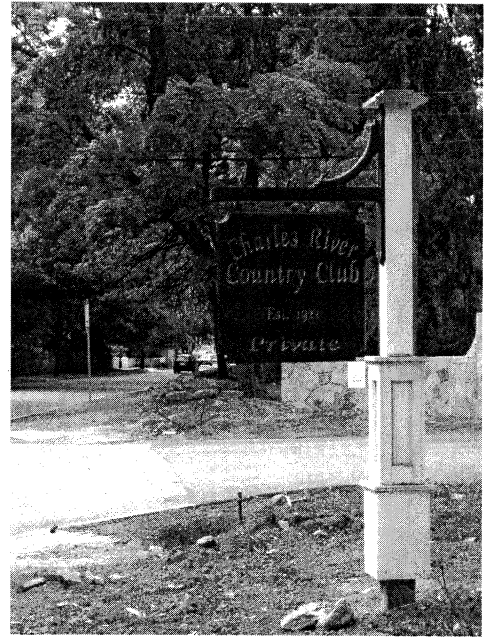
The signage is attractive and in keeping with the character of the club and quality of the neighborhood. It is consistent with the goals of the *Newton Comprehensive Plan*, which encourages developments and uses that enhance their surroundings and contribute to a sense of place.

#### IV. PROJECT REVIEW

In 1982 the Board of Aldermen approved a Special Permit to allow a freestanding sign for Charles River Country Club (**BELOW ON RIGHT**). The Country Club would like to replace this sign with two 23"x23" carved granite signs within two newly constructed walls at the club's entrance (**BELOW ON LEFT**). The proposed signs will be farther from the street, an integral part of the walls, and complement other existing signs. Nonconforming uplighting has been removed and no new lighting is proposed for the new signs.



Existing pool and tennis sign - similar to proposed by entry



Previously approved freestanding sign

#### V. TECHNICAL REVIEW

##### A. Technical Considerations

Board Order #435-82 authorized installation of one freestanding, double-faced, non-illuminated wood sign at the main entrance to the club on Dedham Street. In an SR1 District, the City's Sign Ordinance allows one wall sign not to exceed 20 square feet and one freestanding sign not to exceed 15 square feet. These signs total less than 8 square feet combined.

##### B. Other Reviews

On May 30, 2008 the Land Use Committee reviewed the proposal for consistency with the previous special permits and found it to be inconsistent. The Commissioner of Inspectional Services concurred with the Land Use Committee's conclusion.

Prior to submitting this request for an amendment to their existing special permit, the Charles River Country Club appeared before the Urban Design and Beautification Committee (UDBC) and, on August 20, 2008, the UDBC reviewed and approved the proposed signs.

VI. ZONING RELIEF SOUGHT

Based on the completed Zoning Review Memorandum, dated August 4, 2008, the petitioner is seeking relief through:

- Section 30-20(1) to allow two freestanding signs where one is allowed and
- Section 30-24(d) to amend the existing special permit.

VII. PETITIONER'S RESPONSIBILITIES

*The petition is considered complete at this time.*

**ATTACHMENTS:**

- ATTACHMENT A:** *Previously approved sign*  
**ATTACHMENT B:** *Sign copy and placement*  
**ATTACHMENT C:** *Zoning Review Memorandum dated August 4, 2008*  
**ATTACHMENT D:** *Existing Board Order #435-82 approved September 20, 1982*  
**ATTACHMENT E:** *Vicinity Map*

Charles River  
Country Club

Est. 1921

Private

Previously-approved sign (removed)



**CHARLES RIVER  
COUNTRY CLUB**

**EST. 1921  
PRIVATE**

23<sup>1</sup>/<sub>2</sub> x 23"

SIGN #1

01560



**CHARLES RIVER  
COUNTRY CLUB**

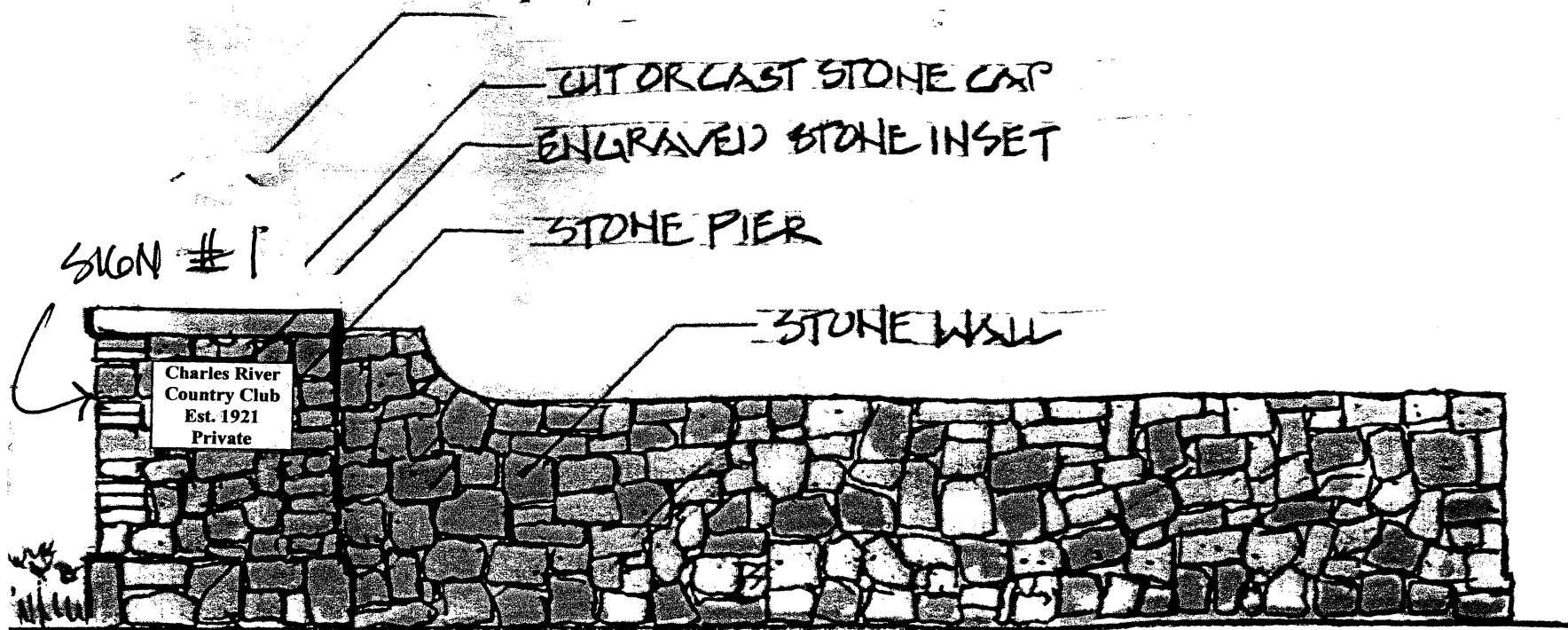
**483**

**DEDHAM ST.**

25' x 23'

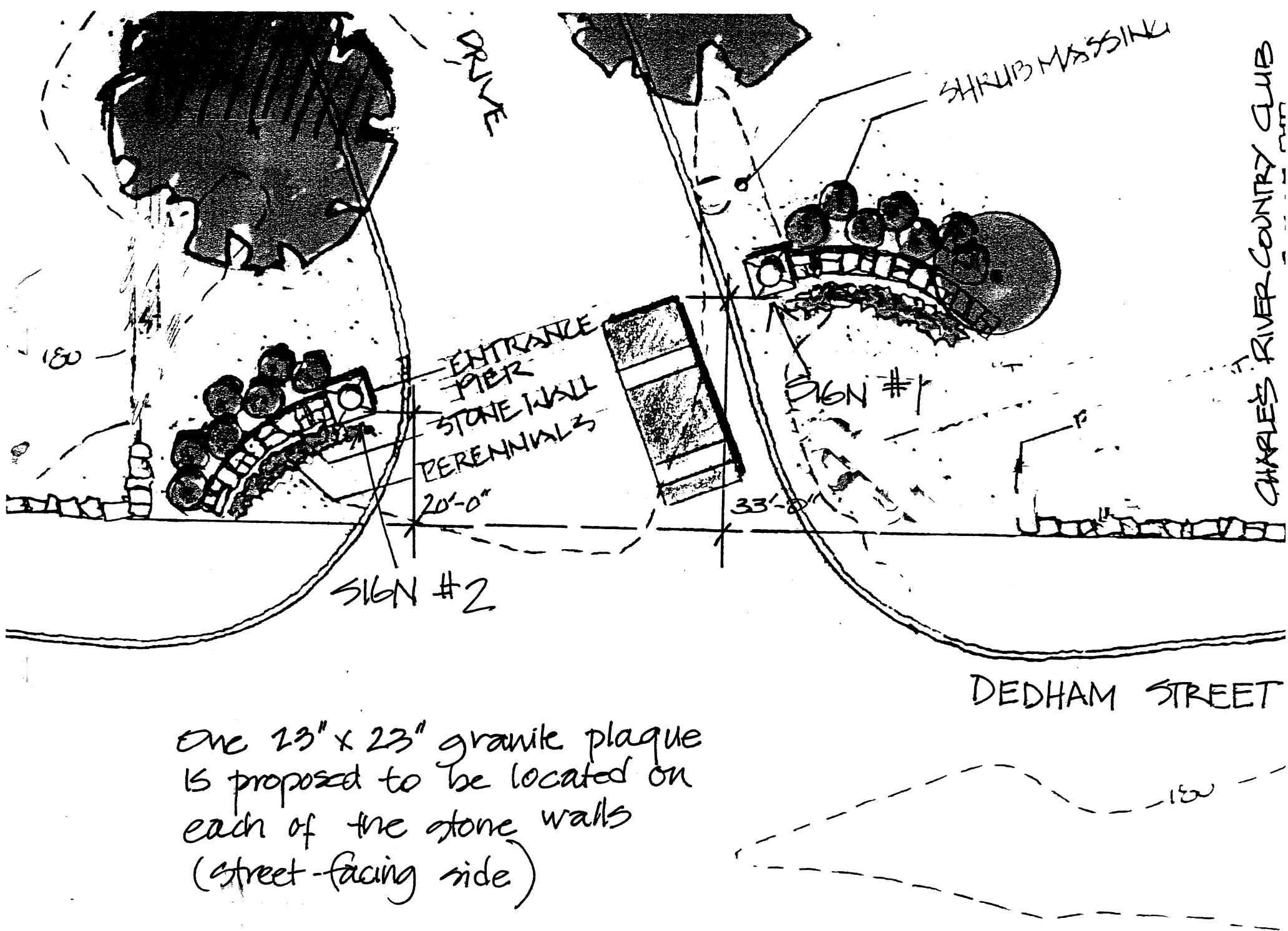
SIGN #2

8/5/08



WALL UNSCROLLED





## *Zoning Review Memorandum*

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Dt: August 4, 2008

To: John Lojek, Commissioner of Inspectional Services

Fr: Candace Havens, Chief Planner  
Alexandra Ananth, Senior Planner

Cc: Michael Kruse, Director of Planning and Development  
Ouida Young, Associate City Solicitor

Re: **Freestanding sign, Charles River Country Club, 483-655 Dedham Street**

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| <b>Applicant: Charles River Country Club</b> |   |
|--|---|
| <b>Site:</b> 483 Dedham St.                  | <b>SBL:</b> Section 83, Block 36, Lot 4 |
| <b>Zoning:</b> SR1                           | <b>Lot Area:</b> 6,446,022 sq. ft.      |
| <b>Current use:</b> Private Country Club     | <b>Prop. use:</b> Private Country Club  |

### Background:

The Charles River Country Club has operated at this site for some time, and over the years has obtained a number of special permits for its facilities. In 1982 the Board of Aldermen approved a special permit (BO #435-82) to allow a freestanding sign at its entrance on Dedham Street. The Country Club recently constructed two low stone walls, one on each side of its entrance and would like to place two (23"x23") carved granite signs within each wall to replace an existing double-sided freestanding sign. As each panel is considered a freestanding sign, the applicant will need to amend the existing special permit for a single freestanding sign and seek an exception from Section 30-20(1) to allow two freestanding signs.

### Urban Design and Beautification Commission Review

The Urban Design and Beautification Commission is scheduled to review the sign proposal at its August 20, 2008 meeting.

### Administrative determinations

1. The site is subject to a number of Board Orders with the most relevant being BO #435-82, which authorized a freestanding sign at the main entrance to the club from Dedham Street. The proposed substitution of the granite panels for the existing freestanding sign necessitates Board of Aldermen approval to amend the existing special permit for the previously authorized sign.
2. Proposed signs meet the size regulations in residential districts however the applicant will need to seek a waiver from Section 30-21(1) for the number of freestanding signs.
3. The petitioner indicated no lighting is proposed, nor is any shown on plans.
4. Zoning review provided hereby is limited to aspects pertaining to the Sign Ordinance only. See "Zoning Relief Summary" below.

| <i>Zoning Relief Summary</i> |   |                        |
|------------------------------|---|------------------------|
| <i>Ordinance</i>             |   | <i>Action Required</i> |
|                              | <b>Free Standing Sign</b>   |                        |
| 30-20(l)                     | Approval to allow for exceptions to the number of freestanding signs allowed. | X                      |
|                              | <b>Special Permit</b>   |                        |
| 30-24(d)                     | Approval to amend the existing special permit regarding signage.              | X                      |

**Plans and materials reviewed:**

- Sign plan titled "Left Side," not dated or signed.
- Sign plan titled "Right Side," not dated or signed.
- Plan titled "Wall Unscrolled," not dated but showing materials.
- Site Plan showing location of proposed signs, not stamped, signed or dated.

**Related information**

- Board Order #435-82 – Special Permit authorizing existing freestanding sign.

## ATTACHMENT D

### CITY OF NEWTON

### IN BOARD OF ALDERMEN

September 20, 1982

#### ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, the following SPECIAL PERMIT is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor through its Acting Chairman, Alderman Cynthia Creem.

Petition number: 435-82

Petitioner: Charles River Country Club

Location: 483-655 Dedham Street, Ward 8, Section 83, Block 35, Lot 1 containing approximately 147 acres.

Owner: Charles River Country Club

Address of owner: 483 Dedham Street, Newton Centre, MA 02159

To be used for: Free-standing sign.

Construction: Double-faced, non-illuminated wood

Explanatory note: Section 30-25(1) of the Zoning Ordinance requires the petitioner obtain a SPECIAL PERMIT from the Board of Aldermen.

Land referred to is in Single Residence A District.

Approved, subject to the following conditions:

1. That the proposed free-standing sign shall be located and constructed consistent with a plan entitled, "Proposed New Sign and Location, Charles River Country Club, Dedham Street, Newton Mass" dated June 28, 1982, submitted by the petitioner and filed herewith.



2. There shall be no exercise of this SPECIAL PERMIT until:

- a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Board Order granting this SPECIAL PERMIT with appropriate reference to the book and page of the recording of the petitioner's title deed or notice of lease endorsed thereon.
- b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Building Department and the Department of Planning and Development.
- c. The petitioner shall have complied with all requirements of the Massachusetts State Building Code, including obtaining appropriate permits from the Building Department, and said Department shall have filed, with the City Clerk and the Department of Planning and Development, a statement certifying thereto.

Under Suspension of Rules  
Readings Waived & Adopted  
19 Yeas 5 Absent (Baker,  
Bullwinkle, DePasquale, Shea  
& Tennant)

EXECUTIVE DEPARTMENT

Approved Sept. 22, 1982

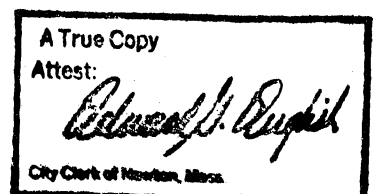
(Sgd) GRACE M. LENNON Acting City Clerk

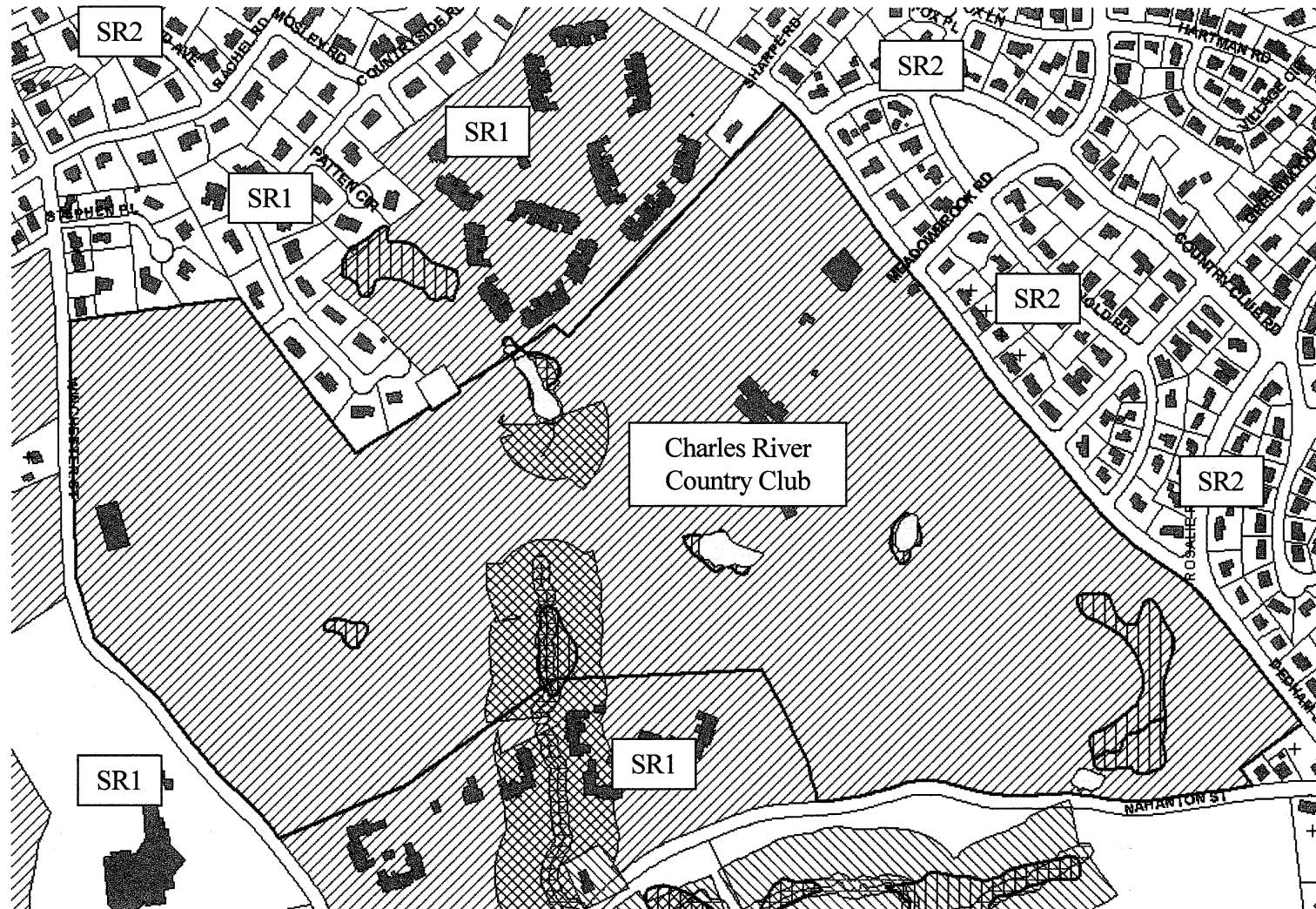
(Sgd) THEODORE D. MANN Mayor

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT is a true, accurate and complete copy of said decision; that all statutory requirements for the issuance of such SPECIAL PERMIT have been complied with; and that copies of the foregoing decision and all plans referred to in the decision have been filed with the Planning & Development Board and the City Clerk.

Twenty days have elapsed since the date of filing of the Board Order with the City Clerk and no appeal thereto has been filed.

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City Clerk





VICINITY MAP